

Regular Planning Commission Meeting
July 10, 2003
7:00 p.m.

Members in attendance were as follows: Larry Gardner, Jeff Dobson, Willis Wells, Rob Pease, Bob Haines, Joe Rossi and Charles Knapper.

Staff present were Mike Delvizio, and Richard Woodroof, Jr.

Agenda Item I - Meeting called to order by Bob Haines at 7:02 p.m.

Agenda Item II - Pledge of Allegiance

Agenda Item III - Approval of Minutes – Comments were made that the minutes should be amended to show in Agenda Item V(b) that the 14' pole should be black and the color of the cap and cage be changed to black. In Agenda Item VI(a) the wording be changed from public hearing to public meeting.

Motion by Willis Wells to approve amended minutes, second by Joe Rossi. Passed Unanimously.

Agenda Item IV - Citizen Comments – No Citizen Comments

Agenda Item V - New Business – No New Business

Agenda Item VI - Old Business

- (a) GC Landscaping Company Site Plan – The revised site plan was briefly discussed. Jeff Dobson requested a landscaping plan and the access road paving changed from light paving to heavy-duty paving. The site plan was recommended for deferral to next month when a representative for the development can appear before the commission.

Motion by Jeff Dobson to defer review of GC Landscaping Company Site Plan to next meeting, second by Rob Pease. Passed Unanimously.

- (b) Bond Report – We have received the Forwarded copy of the maintenance bond for McFarlin Woods Section 1 for \$15,000 and McFarlin Woods Section 2 for \$20,000. Both of the maintenance bonds were extended a year to expire on 7/20/04. Mike Murdock is now the contact for McFarlin Woods taking the place of Dick King.

Motion by Joe Rossi to approve the Bond Report, second by Bob Haines. Passed Unanimously.

- (c) Review of the changes made in the sign ordinance pertaining to banners as discussed in last months meeting was deferred to next month so Bob Notestine can review and advise.

Agenda Item VII - Other Business –

- (a) Subdivision Regulations – Latest version of the subdivision regulations were handed out for review. Some of the issues discussed are as follows:

Street Lighting- MTEMC has recommended that the Town make the 16' pole height as the Town standard. If the developer purchases and installs the light fixtures, the cost and charge back to the Town will be 6.28% of the dollar investment amount. From handout from Dan Coley, an Acorn style light is approximately \$1200, so the town would pay approximately \$76.30 per year or \$6.36 per month for electricity and maintenance per light. MTEMC will do the lighting design at the final plat stage of the project.

Motion by Bob Haines to have Rob Pease discuss with MTEMC about options on light pole height, second by Charles Knapper. Passed Unanimously.

Private Roads- All private roads in the SR and UR will be built to Town standards. There will be a new standard written up for private roads in the ER zoning and there will be a note on final plats and a deed restriction stating that the maintenance of the road is the property owners responsibility. If the property owners in ER want the Town to take over the road, the road will have to be brought up to Town standards.

Curbs- A rollover curb and gutter will be the Town standard in the SR and UR zones. An extruded curb will be allowed in the ER zone.

Several issues concerning fire protection were discussed and a meeting with Nolensville, College Grove Utility District will be scheduled to discuss the availability of flow and pressure in the Town and the Urban Growth Area.

Charles Knapper discussed some proposed changes in the OSD Overlay.

There will be a public hearing before the next Planning Commission meeting, starting at 6:30 p.m. to discuss the latest changes in the Subdivision Regulations.

Agenda Item VIII – Adjournment – Charles Knapper made motion to adjourn at 9:40 p.m., second by Larry Gardner. Passed Unanimously.